

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP/(954) 797-1101

SUBJECT: Ordinance
ZB(TXT) 4-2-01, Revision to Section 12-32.304 Permitted, Restricted,
and Prohibited Uses within the Griffin Corridor District, Commerce
Zone 4

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF DAVIE, AMENDING SECTION 12-32.304 OF THE GRIFFIN CORRIDOR DISTRICT, ENTITLED "PERMITTED, RESTRICTED AND PROHIBITED USES"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE TOWN CODE; PROVIDING FOR AN EFFECTIVE DATE

REPORT IN BRIEF: This proposal is to amend the Griffin Corridor District table of permitted uses to allow "Public Service" uses in Commerce Zone 4. This amendment is driven by a request from St. Philip Orthodox Church to construct a new parish hall. The intent of the Griffin Corridor District is not to prohibit expansion of legally existing businesses and developments. It is to ensure that redevelopment occurs while meeting the new regulations. It was not envisioned that these regulations would hinder the expansion of a place of worship.

The intent of the Griffin Commerce (Use Zone 4) is for potential redevelopment envisioned as commerce park type uses developed in a campus like setting with significant open space. Public service uses can be designed to meet the intent of the redevelopment vision of the Griffin Corridor. In addition, uses such as personal services and child care are permitted with the district. These uses can be considered similar to a church use including such ancillary uses as a parish hall. The proposed amendment is consistent with the Comprehensive Plan, and does not negate the ability of the Griffin Commerce Zone to redevelop the area. Staff recommends approval of ZB(TXT) 4-2-01.

PREVIOUS ACTIONS: None

CONCURRENCES: The Planning and Zoning Board, sitting as the Local Planning Agency, recommend approval at its October 10, 2001 meeting (4-0 Mr. Waitkus absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve

Attachment(s): Ordinance

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF DAVIE, AMENDING SECTION 12-32.304 OF THE GRIFFIN CORRIDOR DISTRICT, ENTITLED "PERMITTED, RESTRICTED AND PROHIBITED USES"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE TOWN CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie adopted Ordinance No. 2000-7 on February 2, 2000, establishing the Griffin Corridor District with the intent of shaping urban form and land use along the Griffin Road corridor; and

WHEREAS, the Local Planning Agency of the Town of Davie held a public hearing on October 10, 2001; and

WHEREAS, the Town Council of the Town of Davie held public hearings on November 7, 2001 and November 21, 2001.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That Section 12-32.304, Permitted, Restricted and Prohibited Uses, of the Griffin Corridor District, of the Town Code is amended to read as follows:

| Use Group/Use | Gateway West Zone 1 | Down- town Zone 2 | Gateway East Zone 3 | Griffin Commerce Zone 4 | Nodes |
|-------------------------------------|---------------------------|-------------------------|---------------------------|-------------------------------|-------|
| Community Facility Use Group | | | | | |
| Civic Center | P | N | P | N | P |
| Governmental Bldgs/Municipal | P | N | P | N | P |
| Public Service Uses | P | N | P | NP | P |
| Hospitals | N | N | N | N | R(17) |
| Library, Museum | P | P | P | N | P |
| Schools, Educational Institutions | N | R(1) | N | N | N |
| Public Park | P | P | P | P | P |
| Special Residential Facility | R(2) | N | R(2) | R(2) | P |

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. This ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS_____DAY OF_____, 2001

PASSED ON SECOND READING THIS_____DAY OF_____, 2001

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001